

**REAL ESTATE APPRAISER
APPLICATION ADVISORY COMMITTEE
OCTOBER 22, 2009**

PRESENT: Donald Chudnow, Lynn Gregorash, Gary Gruenisen, Frank Hopp, Thomas Kneesel (connected via phone), Gregory Landretti, Lawrence Nicholson, David Wagner (connected via phone)

EXCUSED: Ursula Volk

STAFF PRESENT: Tom Ryan, Bureau Director; Ruby Jefferson-Moore, Legal Counsel; Rebecca McAtee, Minute Taker, Kelly Niesen, Credentialing Processor and other DRL staff

OPEN SESSION – CALL TO ORDER

Frank Hopp, Chair, called the meeting to order at 10:08 a.m. A quorum of eight (8) members was present.

ADOPTION OF AGENDA

MOTION: Greg Landretti moved, seconded by Donald Chudnow, to approve the October 22, 2009 agenda as published. Motion carried unanimously.

APPROVAL OF MINUTES (SEPTEMBER 1, 2009)

Amendments:

- Page 3 of the Minutes: David Wagner was listed as both present and excused. Needs to be removed from “Present”
- Page 4 of the Minutes: Under Administrative Report, “...conduct elections at its next meeting...”

MOTION: Lawrence Nicholson moved, seconded by Donald Chudnow, to approve the minutes of September 1, 2009 as amended. Motion carried unanimously.

ELECTION OF OFFICERS FOR 2010

NOMINATION: Greg Landretti nominated the 2009 slate of officers to continue in 2010. Nomination carried by consensus vote.

Frank Hopp called for other nominations three (3) times.

2010 ELECTION RESULTS	
Chair	Frank Hopp
Vice Chair	Donald Chudnow
Secretary	Ursula Volk

ADMINISTRATIVE REPORT TOM RYAN, BUREAU DIRECTOR

Board Chair and Vice Chair Reception and Training – December 3 & 4, 2009

Tom Ryan mentioned the Board Chair and Vice Chair training that will be held on December 3-4, 2009.

2010 Board Meeting Dates – Review for Approval

The Committee reviewed the proposed meeting dates for 2010. The January date has been changed, now postponed to February 18, 2010. The second date has been changed to March 16, 2010.

The Committee discussed reducing the number of meetings per year, to one meeting every other month. This would total six (6) meetings per year with the option of doing some of these via teleconference.

The Committee has agreed on the February date as the first meeting of 2010. The Department will propose new meeting dates based on the above discussion to be submitted to the Committee for approval at the November 19, 2009 meeting.

MOTION: Lawrence Nicholson moved, seconded by Lynn Gregorash, to approve the February 18, 2010 proposed meeting date and that the remainder of the meetings be revised for six (6) meetings per year. Motion carried unanimously.

Other:

Ruby Jefferson-Moore announced that she will be retiring from the DRL as of November 20, 2009. She will be in attendance at the next meeting of the Committee on November 19.

DISCUSSION AND APPROVAL OF APPROPRIATE APPRAISAL STANDARDS TO BE USED IN THE REVIEW PROCESS

The Committee requested that the electronic appraisal report request from the 9/1/09 meeting be added to the agenda for the upcoming meeting.

Uniform Standards of Professional Appraisal Practice (USPAP)

None.

Supplemental Appraisal Standards

None.

Use of Forms

None.

Review Procedures

None.

APPRAISAL INSTITUTE MODEL LEGISLATION REGULATING APPRAISAL MANAGEMENT COMPANIES

The Committee commented on this item and will be keeping this on the agenda for further discussion as more information becomes available.

LEGISLATION AND ADMINISTRATIVE RULES

Ruby Jefferson-Moore discussed AB 472/SB 339 which requires mandatory certification for any appraisers that receive a fee for service. The bill is being pushed through by the city of Milwaukee. Currently appraisers only need to be certified for federally related transactions in Wisconsin.

MISCELLANEOUS INFORMATION/CORRESPONDENCE

Frank Hopp addressed the use of MLS photos for reviews. The Committee understands that there should at least be a drive-by of the property, but there is no way to verify if the appraiser actually does the drive-by. Don Chudnow called Fannie Mae about this and they verified that they do allow the use of MLS photos.

The Committee took the opportunity to acknowledge the work that Ruby Jefferson-Moore has done for them and thanked her for her commitment.

CLOSED SESSION

MOTION: Lawrence Nicholson moved, seconded by Lynn Gregorash, to convene to Closed Session to deliberate on cases following hearing (s. 19.85(1)(a), Stats.; to consider licensure or discipline (s. 19.85(1)(b), Stats.; to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.; and, to confer with legal counsel (s. 19.85(1)(g), Stats. Motion carried by roll call vote: Donald Chudnow-yes; Gary Gruenisen-yes; Frank Hopp-yes; Thomas Kneesel-yes; Gregory Landretti-yes; Lawrence Nicholson; David Wagner-yes; and Lynn Gregorash-yes.

Open Session recessed at 11:10 a.m.

RECONVENE TO OPEN SESSION

MOTION: Lawrence Nicholson moved, seconded by Greg Landretti, to reconvene into Open Session at 12:56 p.m. Motion carried unanimously.

VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION, IF VOTING IS APPROPRIATE

REVIEW AND CONSIDERATION OF APPRAISAL EXPERIENCE AND APPRAISAL REPORTS FOR THE FOLLOWING APPLICANTS OR ANY MAILED OR RECEIVED AFTER MAILING OF AGENDA

STEVEN BUSH LICENSED

MOTION: Gary Gruenisen moved, seconded by Greg Landretti, to recommend that the Department deny Steven Bush's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**KYLE COUSINEAU
LICENSED**

MOTION: Greg Landretti moved, seconded by Donald Chudnow, to recommend that the Department approve Kyle Cousineau's appraisal reports as submitted. Motion carried unanimously.

**PRESTON COUTTS
LICENSED**

MOTION: Gary Gruenisen moved, seconded by Donald Chudnow, to recommend that the Department approve Preston Coutts' appraisal reports as submitted. Motion carried unanimously.

**KENNETH MARTIN
LICENSED**

MOTION: Lawrence Nicholson moved, seconded by Lynn Gregorash, to recommend that the Department deny Kenneth Martin's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**PAMELA NEUMANN
CERTIFIED RESIDENTIAL**

MOTION: Donald Chudnow moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Pamela Neumann's appraisal reports subject to receipt of one additional report that complies with USPAP and includes all three approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**ROSEMARY SAVALLA
CERTIFIED GENERAL**

MOTION: Lawrence Nicholson moved, seconded by Lynn Gregorash, to recommend that the Department approve Rosemary Savalla's appraisal reports as submitted. Motion carried unanimously.

**GENEA SMITH
LICENSED**

MOTION: Gary Gruenisen moved, seconded by Donald Chudnow, to recommend that the Department deny Genea Smith's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**JOSEPH SULLIVAN
CERTIFIED GENERAL**

MOTION: Gary Gruenisen moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Joseph Sullivan's appraisal reports subject to receipt of three additional reports representing applicant's own work that comply with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**QUINLAN THOMAS
CERTIFIED GENERAL**

MOTION: Gary Gruenisen moved, seconded by Lynn Gregorash, to recommend that the Department approve Quinlan Thomas' appraisal reports as submitted. Motion carried. Abstain: David Wagner, Donald Chudnow, Greg Landretti

**YA YANG
LICENSED**

MOTION: Donald Chudnow moved, seconded by Lawrence Nicholson, to recommend that the Department approve Ya Yang's appraisal reports as submitted. Motion carried unanimously.

ADJOURNMENT

MOTION: Donald Chudnow moved, seconded by Gary Gruenisen, to adjourn the meeting at 1:04 p.m. Motion carried unanimously.

NEXT MEETING: NOVEMBER 19, 2009